

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Stark Court, 725' S of
centerline of Silver Spring Road
11th Election District
6th Councilmanic District
(8605 Stark Court)

Bonnie & Michael Bonomo
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-247-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Bonnie and Michael Bonomo. The variance request is for property located at 8605 Stark Court in Baltimore County. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a rear yard setback, of 24 ft. in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

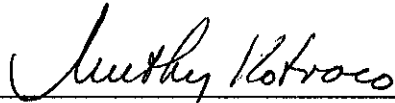
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1/25/02
RG

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of January, 2002, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a rear yard setback, of 24 ft. in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/25/02
raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 25, 2002

Mr. & Mrs. Michael Bonomo
8605 Stark Court
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 02-247-A
Property: 8605 Stark Court

Dear Mr. & Mrs. Bonomo:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Gregory A. Falter
224 8th Avenue, N.W.
Glen Burnie, MD 21060

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on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8605 STARK CT. BALT. MD 21236
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1.6.

To allow an addition with a rear yard setback of 24 ft. in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MICHAEL BONOMO
X *Michael Bonomo*
Signature _____
BONNIE BONOMO
X *Bonnie Bonomo*
Signature _____
8605 STARK CT. 410-265-0905
Address Telephone No.
BALTIMORE MD, 21236
State Zip Code

Representative to be Contacted:

GREGORY A. FALTER
Name _____
224 8TH AVE. N.W. 410-760-9322 X25
Address Telephone No.
GLEN BURNIE MD 21061
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-247-2 Reviewed By *[Signature]* Date 12-11-01

REV 9/15/98

Estimated Posting Date 12-23-01

Date 11/25/02
By *[Signature]*

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at - 8605 STARK CT.

Address

BALTIMORE, MD 21236

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratcal size without requiring a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael Bonomo
Signature

Bonnie Bonomo
Signature

MICHAEL BONOMO

Name - Type or Print

BONNIE BONOMO

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL BONOMO & BONNIE BONOMO

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

12/7/01

Notary Public

My Commission Expires

11/1/2005

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-247-A

TO PERMIT AN ADDITION WITH A REAR YARD
SETBACK OF 24 FEET IN LIEU OF THE
MINIMUM REQUIRED 30 FEET AND TO AMEND
THE LATEST FINAL DEVELOPMENT PLAN
TO ALLOW PROTECTION OF SAME
OUTSIDE THE BUILDING ENVELOPE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(1)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON JAN. 7, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING, ZONING AND DEVELOPMENT MANAGEMENT

TELEPHONE: 410-387-3391

TELEPHONE: 410-387-3391

TELEPHONE: 410-387-3391

TELEPHONE: 410-387-3391

TELEPHONE: 410-387-3391

TELEPHONE: 410-387-3391

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TELEPHONE: 410-387-3391

TELEPHONE: 410-387-3391

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

File No. **08189**
02-217-17

DATE 12-11-01 ACCOUNT K 101-006-4120

AMOUNT \$ 50.00

RECEIVED FROM: Patio Enclosures

FOR: Residential Variance Filing Fee
8465 STAFF CT.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/11/2001	12/11/2001	10:22:10
REG 4803	CASHIER RBOS LRD	DRYMER 3
RECEIPT # 230069		OFLN
Dept 5	528 ZONING VERIFICATION	
CP NO. 008189		

Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8605 STARK CT.

Address

BALTIMORE, MD 21236

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael Bonomo
Signature

Bonnie Bonomo
Signature

MICHAEL BONOMO

Name - Type or Print

BONNIE BONOMO

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7TH day of DECEMBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL BONOMO & BONNIE BONOMO

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/7/01
Date

John V. Manno
Notary Public
My Commission Expires 11/1/2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8605 STARK CT. BALT. MD 21236
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B O I, 2-C, 1, 6,

To allow an addition with a rear yard setback of 24 ft. in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MICHAEL BONOMO
X *Michael Bonomo*
Signature _____
BONNIE BONOMO
X *Bonnie Bonomo*
Signature _____
8605 STARK CT. 410-265-0905
Address Telephone No.
BALTIMORE MD, 21236
State Zip Code

Representative to be Contacted:

GREGORY A. FALTER
Name _____
224 8TH AVE. N.W. 410-760-9322 X25
Address Telephone No.
GLEN BURNIE MD 21061
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-247-A Reviewed By *[Signature]* Date 12-11-01

REV 9/15/98

Estimated Posting Date 12-23-01

ZONING DESCRIPTION FOR 8605 STARK CT.

***BEGINNING AT A POINT ON THE EAST SIDE OF STARK CT.
WHICH IS 30' WIDE AT THE DISTANCE OF 725' SOUTH OF THE
NEAREST IMPROVED INTERSECTING STREET SILVER SPRING RD.
WHICH IS 30' WIDE. BEING LOT # 8 BLOCK ____, SECTION ____ IN
THE SUBDIVISION OF BAILEY WOODS AS RECORDED IN COUNTY
PLATBOOK # 71, FOLIO # 31, CONTAINING 8,045 SQ'. ALSO KNOWN
AS 8605 STARK CT. LOCATED IN THE 11th ELECTION DISTRICT,
13th COUNCILMANIC DISTRICT.***

247

CERTIFICATE OF POSTING

RE: Case No.: 02-247-A

Petitioner/Developer: _____
(PATIO ENCLOSURES)
MICHAEL BONOMO

Date of Hearing/Closing: JAN-7, 2002

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

8605 STARK COURT

The sign(s) were posted on _____

DEC. 21, 2001

(Month, Day, Year)

Sincerely,

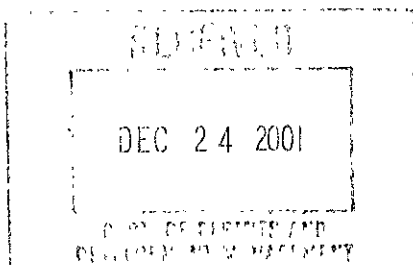
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 247 -AAddress 8605 STARK CT.Contact Person: John Sullivan

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-11-01Posting Date: 12-23-01Closing Date: 1-07-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 02- 247 -AAddress 8605 STARK CT.Petitioner's Name MICHAEL BONOMOTelephone (410) 265-0905Posting Date: 12-23-01Closing Date: 1-07-02

Wording for Sign: To Permit an addition with a rear yard set-back of 24 ft in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 24, 2002

Michael & Bonnie Bonomo
8605 Stark Court
Baltimore MD 21236

Dear Mr. & Mrs. Bonomo:

RE: Case Number: 02-247-A, 8605 Stark Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 11, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** February 7, 2002
Department of Permits & Development Mgmt.

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, 242, 243, 244, 245,
247, 248, 249, 250, 253, 254, 255,
256, 257, 258, 259, and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:IJO:jrb

cc. File



Baltimore County
Fire Department

Granted 1/25/02

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262


REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor 

DATE: February 13, 2002

SUBJECT: NO COMMENTS FOR ZONING ITEMS:

78, 243, 244, 245, 247, 249, 251, 253, 254, 257, 259

Zoning Advisory Committee Meeting of January 14, 2002

AV
1/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 23

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-211, 02-242, 02-247, & 02-258

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 247

JJS

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

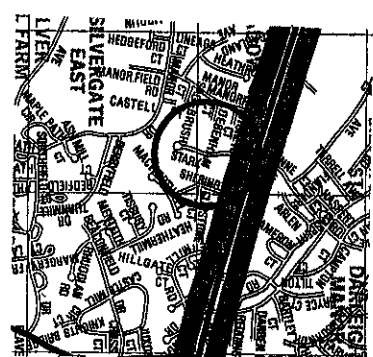
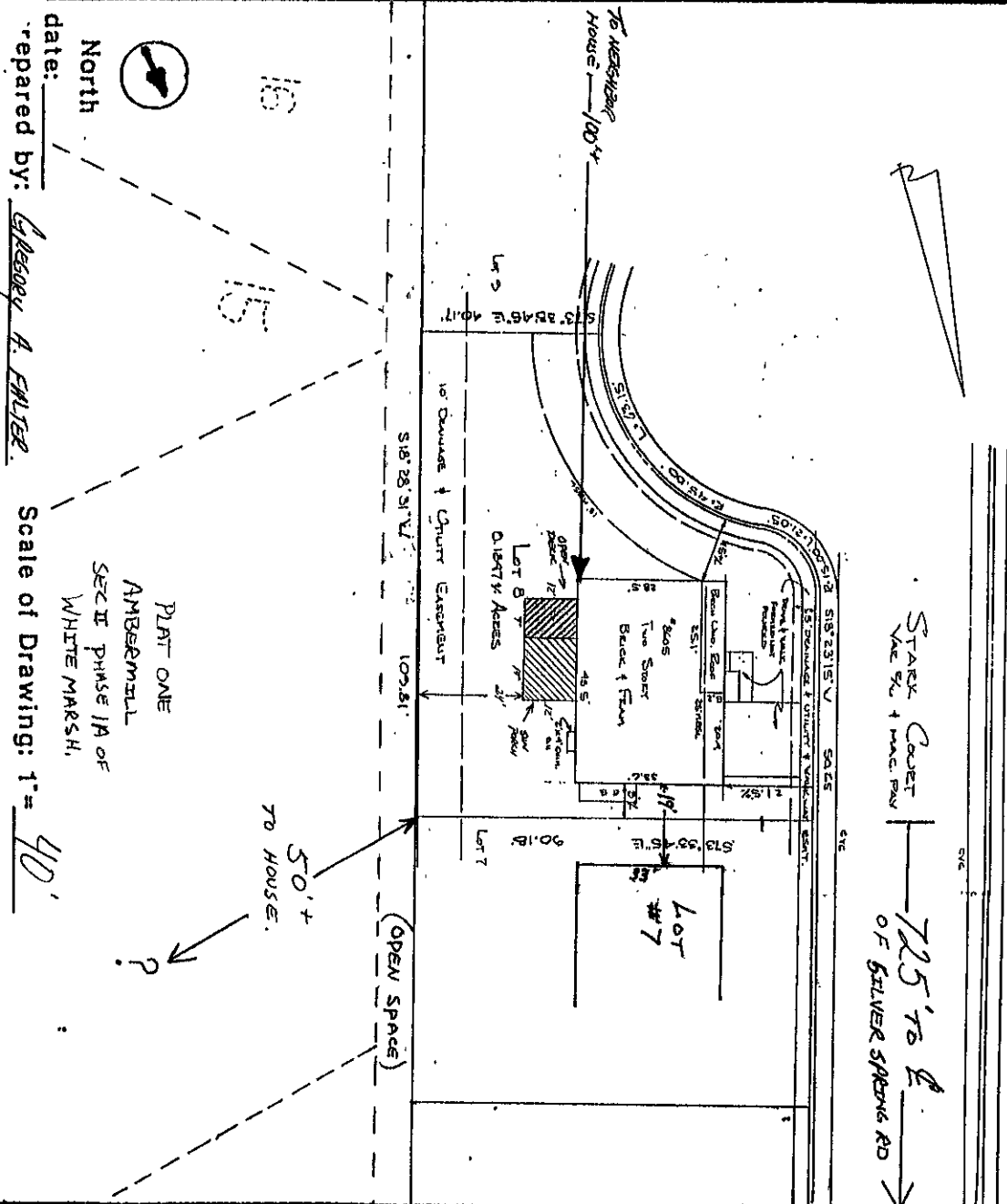
PROPERTY ADDRESS: 8605 STARK ST. BALT. MD 21236

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BAILEY WOODS

plat book # 71, folio # 31, plat # 8, section #

OWNER: MICHAEL & BONNIE BOUGHNO



LOCATION INFORMATION

Election District: 11th

Councilmanic District: 6th

1"=200' scale map#: NE G-9

Zoning: DR-5.5

Lot size: 1847[±] 8,045 acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

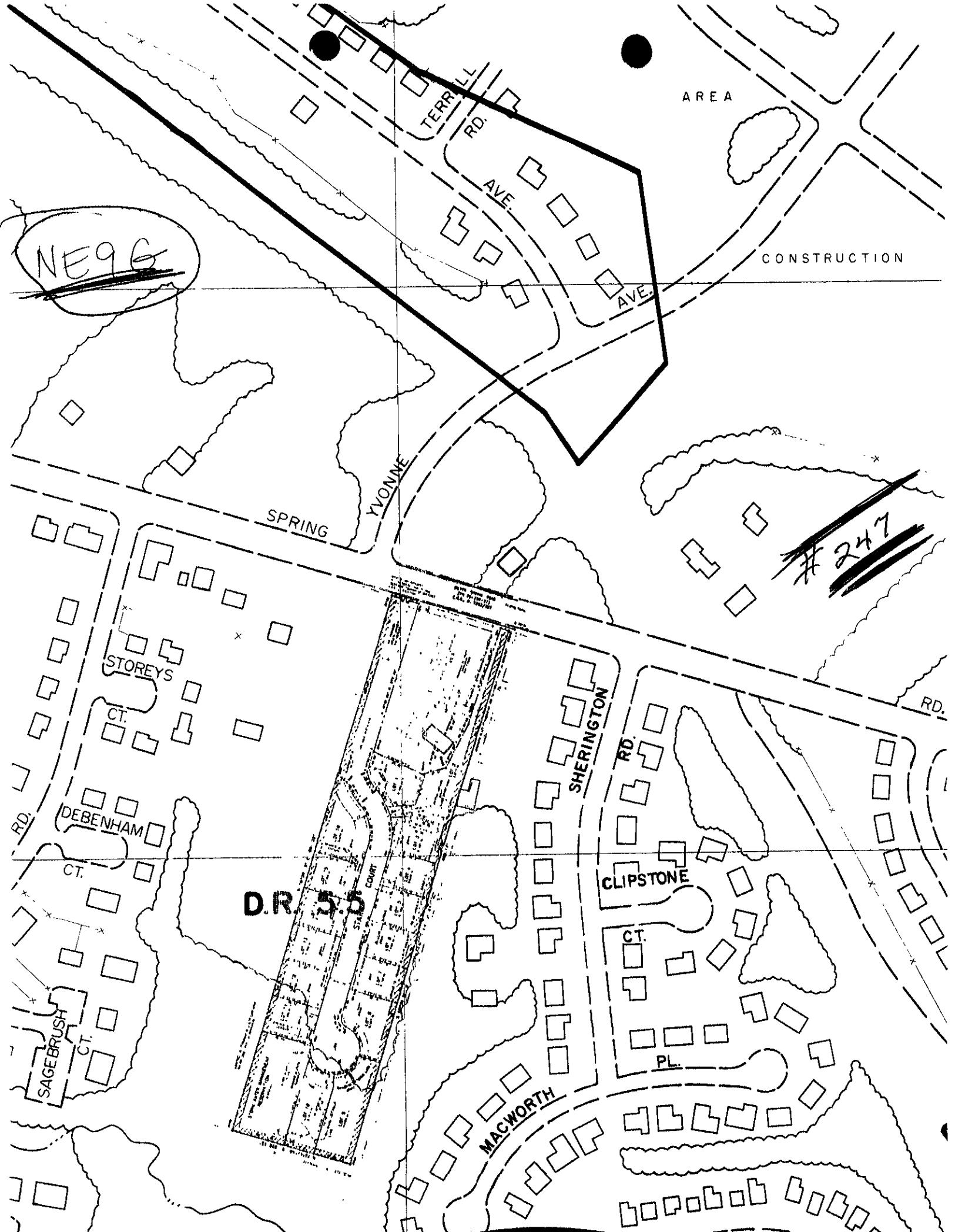
Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: 247 CASE #:

Ret. Ex. #1



AREA

CONSTRUCTION

NE96

~~#247~~

SPRING

YVONNE

TERRILL
RD.

AVE.

AVE.

STOREYS

CT.

DEBENHAM

CT.

SAGEBRUSH
CT.

D.R. 5.5

COURT

SHERINGTON
RD.

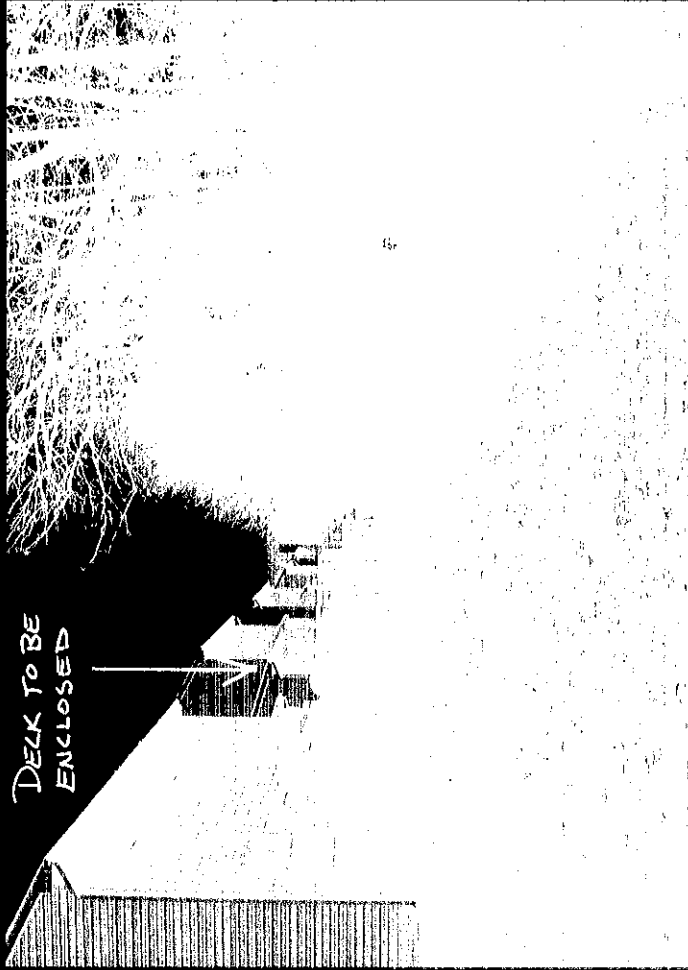
CLIPSTONE

CT.

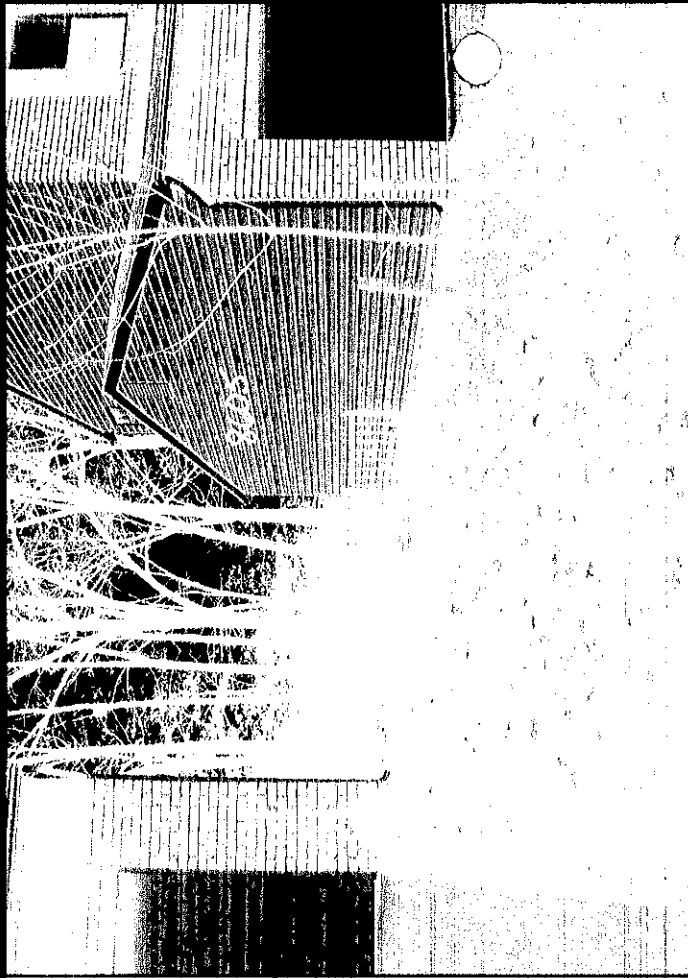
PL.

MACWORTH

DECK TO BE
ENCLOSED



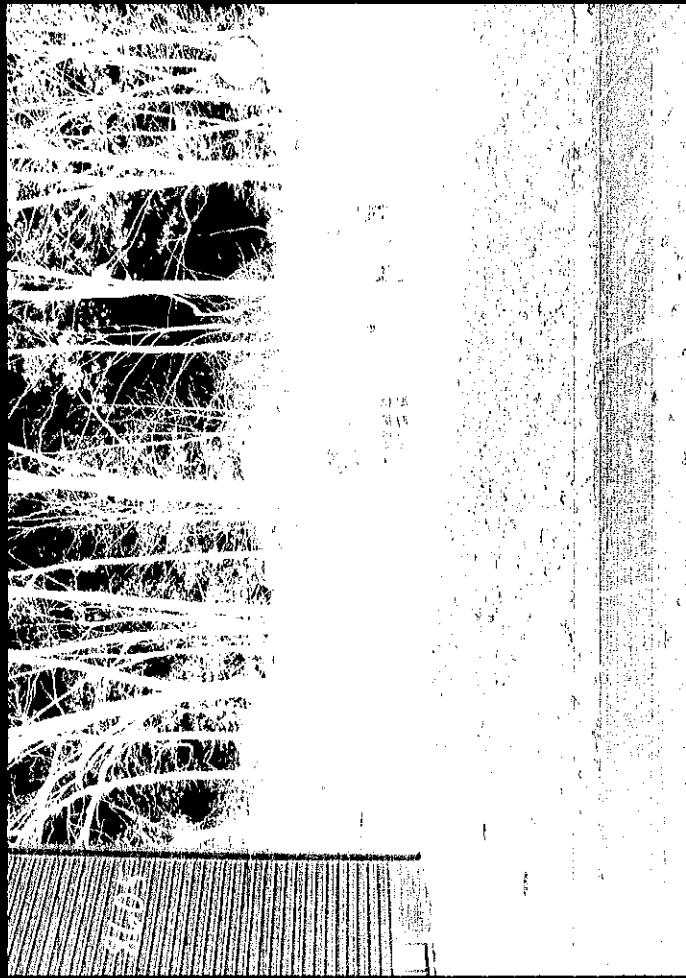
REAR OF HOME SHOWING REAR YARD SETBACK.
& OPEN SPACE IT ABUTTS TO.



LEFT SIDE OF HOME AS SEEN FROM RD.



REAR OF HOME SHOWING DECK TO BE ENCLOSED.



RIGHT SIDE AND REAR OF HOME AS SEEN FROM RD.
ALSO SEEN IS THE OPEN SPACE BETWEEN DEVELOPMENTS.

#247